



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

September 26, 2013

The Historic Preservation Commission (HPC) of the City of Annapolis held its administrative meeting on September 26, 2013 in City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Zeno, Kabriel, Toews, Finch

Staff Present: Craig-Historic Preservation Officer, Pippen

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of Maryland and administered the oath en masse to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Craig announced the training workshop titled "Rehab Right" scheduled for September 26, 2013 at 9:30am where there will be a number of experts available to address metal roofing, masonry repointing and wood conservation issues. There are 25 people registered including from other commissions specifically Montgomery County. She invited members to attend the Living Landmarks Award sponsored by the Annapolis Heritage Commission. The honorees are Lester Trott, Peg Bednarsky, Thelma Sparks and Alderman Richard Israel. She announced that there will be a Navy birthday celebration so encouraged members to be downtown on October 7, 2013. The celebration will include a parade where there will be dignitaries present to honor the Navy.

D. OLD BUSINESS

- 1. 60 Cornhill Street** – Liam O'Meara – Install curb-cut, re-grade courtyard, replace existing brick pavers, remove block wall and install wooden gate, install rain garden, tree removal and planting

Mr. O'Meara provided a memorandum dated September 16, 2013 that responded to the comments from the HPC at their September 10, 2013 meeting. The memo addresses the gate pier, existing curb, planting beds, and tree plantings. He also provided updated drawings for the HPC to review.

Staff: Ms. Craig reviewed the supplemental information and memo of 9/16/13 and expressed her support for the gate pier because it is consistent with C.6. She also found that the curb is consistent with the off-street parking requirement detailed in guideline C.10 and the tree plantings are consistent with guideline C.9. She recommended conditional approval subject to the applicant submitting the product specification for the metal hinge material as well as coordinating archaeological monitoring.

Public: Public testimony opened at 7:10pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 7:11pm.

Commissioners: The HPC did deliberate on this application. **Vice Chair** Leahy noted that whereas the application for 60 Cornhill Street as amended complies with guidelines B.1, B.13, C.1, C.4, C.6, C.9, C.10, C.11, D.2, D.13, D.26 and E.1, moved approval subject to the following conditions:

- 1) Design details indicating the soil and sand underling the sidewalk;
- 2) Specification for metal hinge and latch hardware;
- 3) Coordination with HPC staff to arrange for the HPC archaeologist consultant to monitor excavation.

Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 6-0.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
G	O'Meara memorandum dated 9/16/13
H	Historic Annapolis, Inc. comments dated July 25, 2013

E. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion and held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. 217 Main Street – Diane De Laet – Install rooftop antenna.

Ms. Barbara Tivic, Consultant to Verizon Wireless, explained that Verizon Wireless has a need to add capacity coverage to the downtown area of Annapolis. Verizon would like to do so with the utmost respect for the historic nature of the downtown area and wants to make sure the antennas are not impactful to the historic resources. She noted that Verizon has to complete a full assessment per the Nationwide Programmatic Agreement which will go through the FCC to the Maryland Historic Trust.

Mr. George Radcliff provided photographs of the existing conditions of the proposed site being considered. Verizon is trying to achieve coverage down Main Street. The two potential locations are the Eyes on Main Street retail facility and the façade of Maryland Inn. The antennas will be mounted and painted to match existing materials. There were other locations considered but the applicant settled on this location.

Ms. Craig noted that the chimney structure is conjectural and has to be made out of synthetic material. She recommended the placement of the antennas into the mortar rather than in the masonry.

Chair Kennedy **summarized** there are questions regarding moving the unit to comply with existing fenestration; the sensitive entry into the mortar of Maryland Inn; and the possible redesign for single unit approach versus a dual unit. HPC cautions that the building has an easement on it so MHT approval is required.

2. 164 Main Street – Leo Wilson/Hammond Wilson Architects – Storefront replacement

Mr. Leo Wilson noted that the applicants would like to modify the storefront on the first floor. He explained that the building currently houses an apartment on the third floor, an office on the second floor and there use to be a restaurant on the first floor. The property dates back to the 18th Century and there is very little of the historic fabric remaining. He agreed to provide Sanborn maps of the property.

Ms. Craig believes that the applicant has done a good job of documenting the existing building from the street by providing historic photographs.

Chair Kennedy **summarized** that there are some guidelines that need to be addressed in the final application, specifically guidelines B.1, B.4, B.20, and B.34. There was some concern regarding the relationship of the window element and the inset which should be part of the application.

H. ADMINISTRATIVE HEARINGS

1. O-34-13 – Historic Preservation Tax Credit Legislation

Chair Kennedy disclosed that her husband is a member of the City Council.

Ms. Craig explained that the State passed enabling legislation amending the authority given to local jurisdictions to provide a historic property tax credit. The amount was to allow an increase from the 10% to 25% tax credit. She reminded the HPC that there is a \$150,000 cap on the City of Annapolis historic tax credit. She noted that the intent is to use the state-enabling authority to increase the tax credit in a fiscally conservative way with the concept of incentivizing those rehabilitation projects that will help with

property values and address life safety issues. There were changes proposed by the Ward 1 Alderman. She noted that all residential properties would qualify for the 10% tax credit, while income producing properties could qualify for a 25% tax credit on the qualified expense. The next component would qualify "restoration" work for a 25% tax credit. The other two areas that will receive the 25% tax credit is life safety and hazard mitigation. With this being the case, the Department can stay within the \$150,000 cap while making it that much more an incentive for property owners. Since the ordinance was referred to the HPC, the HPC has to send comments to the Council. Staff was asked to check into a measure that will prevent one project from consuming all of the funds or if there is a way to limit projects to \$50,000 as well as determine whether funds can be rolled into the next fiscal year. Staff was asked to discuss these issues with the Law Office and bring a response back to the HPC October 8, 2013 meeting.

2. Administrative Approval Guidelines – Update to Include Fencing with Privacy Screening

Ms. Craig noted that guideline C.6 indicated that lattice work is an inappropriate component of fence design. She asked for clarification on whether the HPC would approve specific lattice work and if so could it be approved through administrative approval. She agreed to return to the applicant to say that a board fence is required so the HPC may see another submission as a result.

3. Annapolis Elementary School – Field Report 9 – HPC Review of In Place Mock Ups

Ms. Craig completed a field visit with Mr. Phalen and gave a brief report on the progress made at the site regarding the windows, mortar and the repointing. She encouraged members to visit the site.

4. Administrative Approvals Issued from April 2013 – June 2013

Chair Kennedy reminded the HPC that this was a list of approvals that was placed into the record and relates to the approval that staff makes as part of the delegated authority. **Vice Chair** Leahy moved to approve the Administrative Approvals for April–June 2013. Mr. Toews seconded the motion. The motion passed unanimously in a vote 6-0.

Miscellaneous

The commissioners all received new notebooks and Ms. Pippen briefly discussed the tabs. She noted that the height district maps should also be included in the binders. Ms. Craig distributed the AIPPC ordinance of the City of Annapolis to members for their binders as well.

Ms. Pippen provided a report of all of the applications approved that received tax credits indicating that \$33,000 of the \$150,000 has been used to date.

I. ADJOURNMENT

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 9:38pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for October 8, 2013 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder